

ONE BROADWAY RESTAURANT + BAR OPPORTUNITY

2020



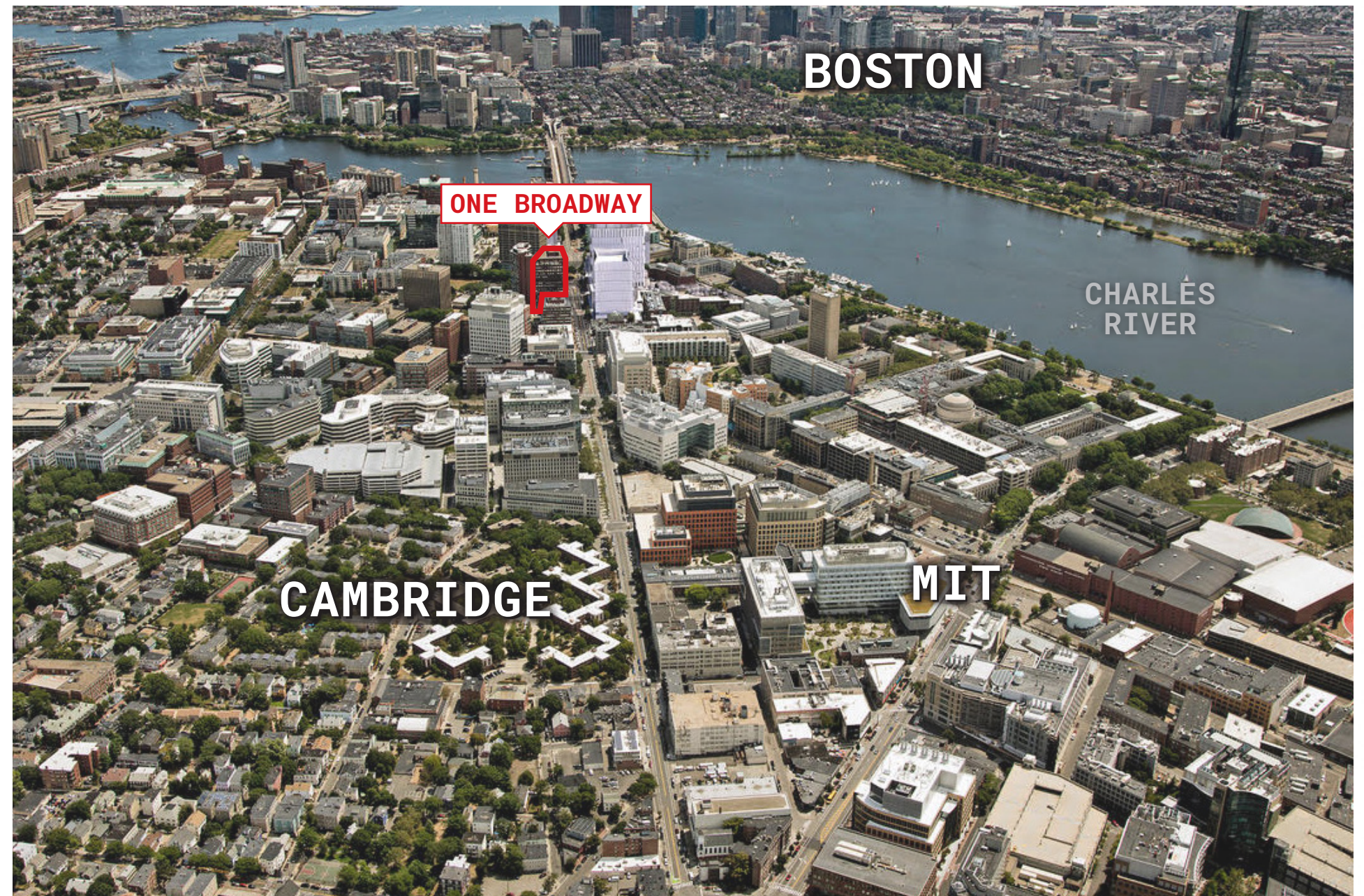
GRAFFITO *sp*

MITIMCo

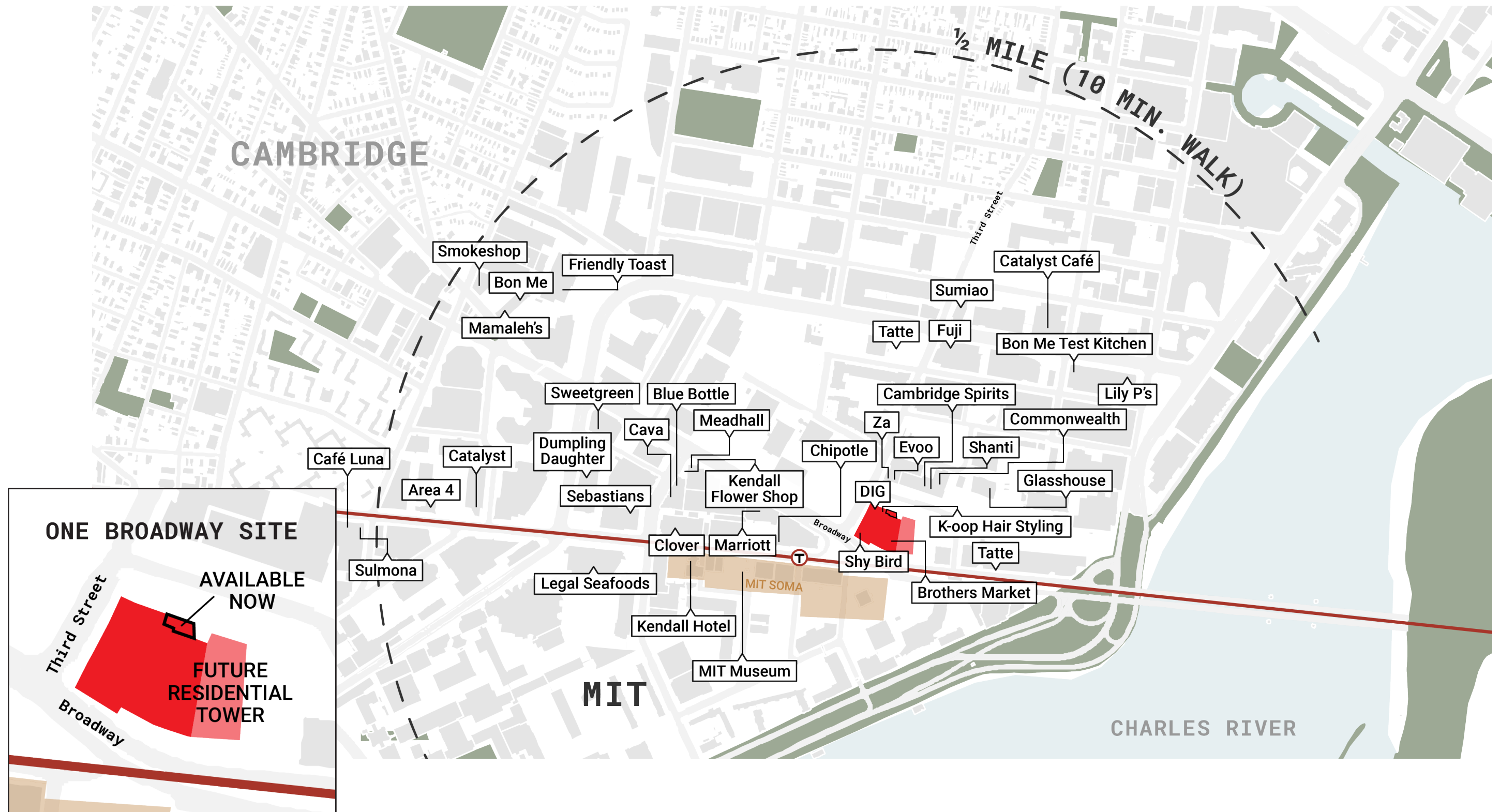
PROJECT ORIENTATION

Kendall Square: the most innovative square mile on the planet.

MIT is adding over 4.6 million square feet of new laboratories, work spaces, residences, cultural attractions, and retail at the heart of this center of invention and discovery. It will be a place more open, more vibrant, and more connected; an even stronger neighborhood anchored at its base by best-in-class makers, retailers, and restaurateurs.



LOCATION



— IN THE NEIGHBORHOOD



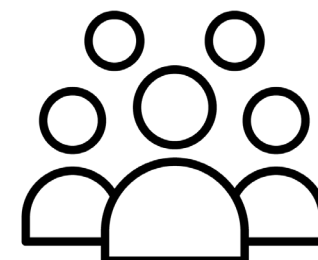
10,000

monthly visitors
to One Broadway



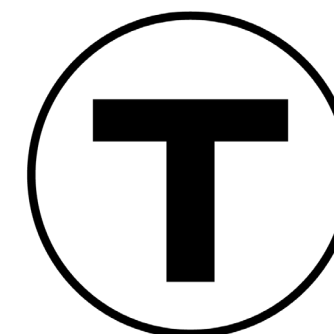
37,500

employees within
a half-mile radius



5,000

people living within
a half-mile radius

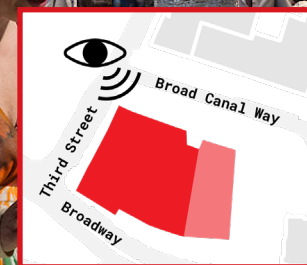


15,440

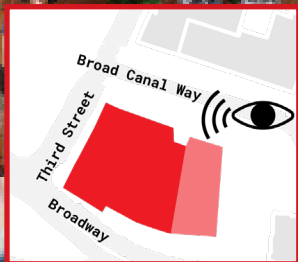
daily red line ridership at
the Kendall T station

LARGEST EMPLOYERS:



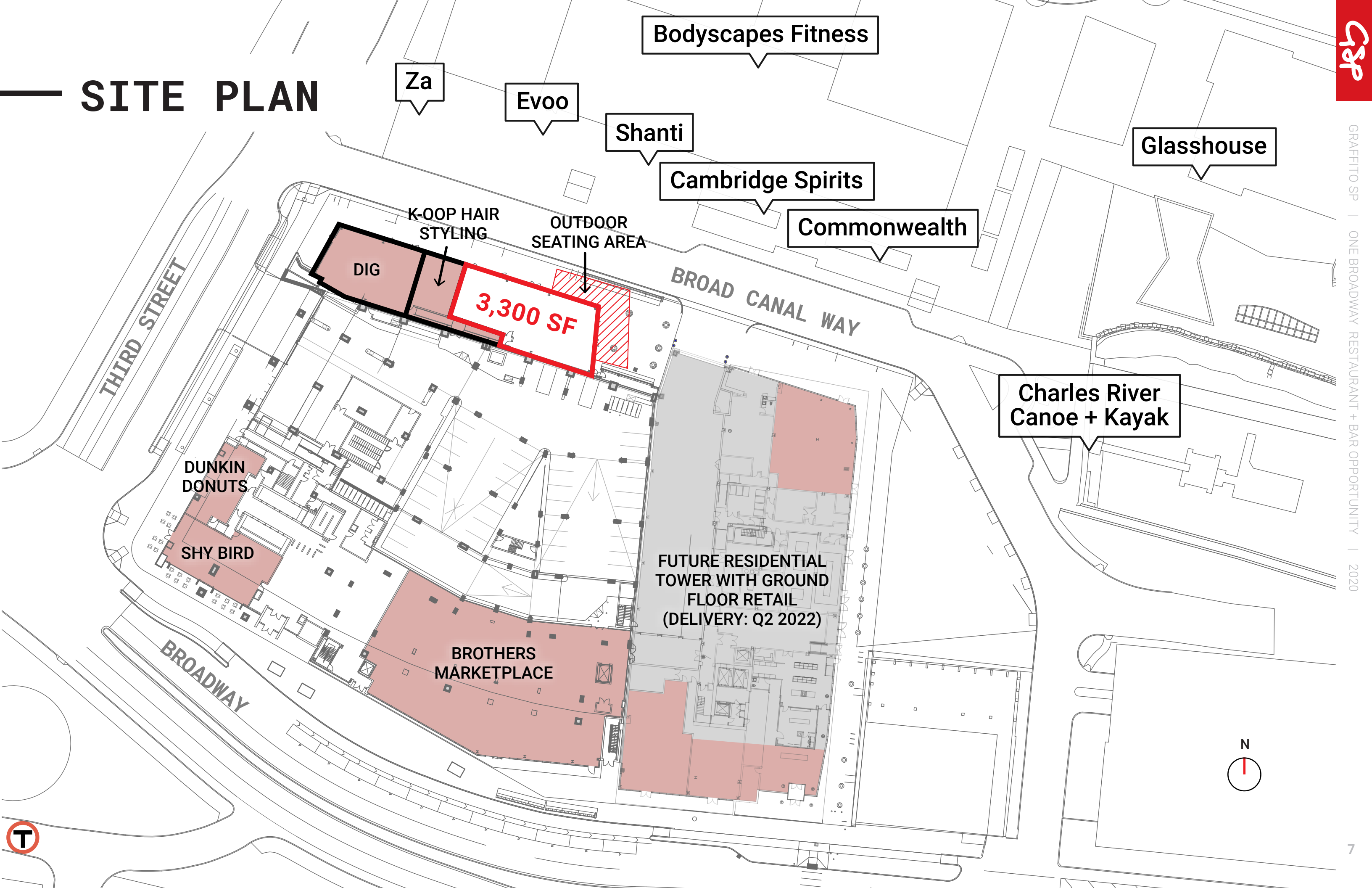


DIG location - facing southeast from Broad Canal Way and Third Street



Leasing opportunity location – view from across
Broad Canal Way looking towards Third Street

SITE PLAN



THE OPPORTUNITY

Approximately
3,300 SF of ground
floor retail space
facing Broad
Canal Way with
opportunity for
outdoor seating
available now.



AVAILABLE NOW



OUTDOOR SEATING



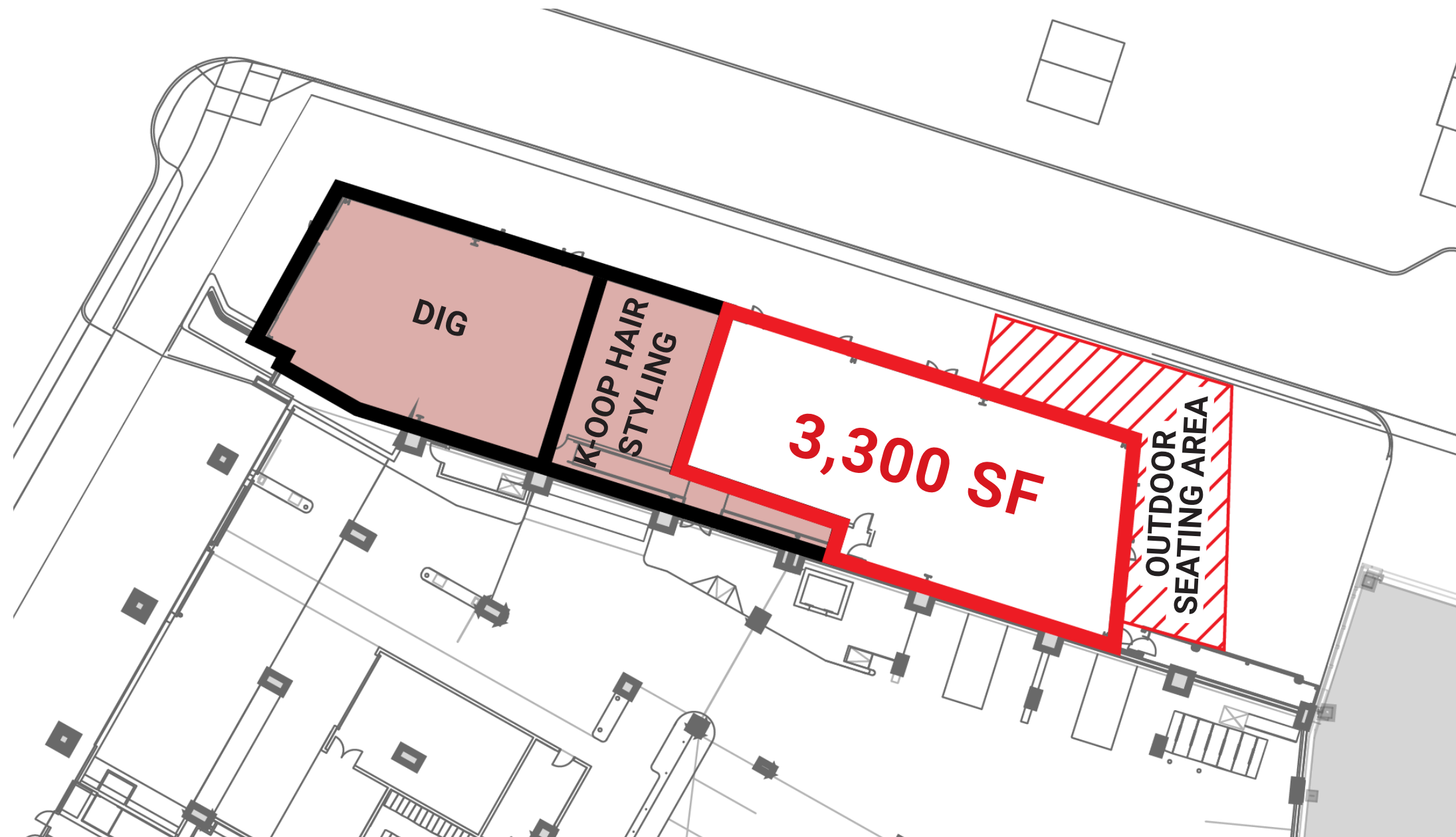
17'+ CEILINGS



3,300 RSF



STOREFRONT IMPROVEMENT ALLOWANCE



— LET'S TALK

Graffito is seeking a unique, local restaurant and bar to serve the surrounding community and round out the retail mix in the immediate area.



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